

## **Appendix I - Drawing numbers**

The following drawings and associated documentation have been submitted by the applicant in support of application reference 20/2034/HD:

04/101, 04/102, 04/105, 04/106, 04/110 (Rev. A), 04/111 (Rev. B), 04/200, 04/210 (Rev. C) and Design and Access statement (Rev. A).

## **Appendix 2 – Conditions and Informatives**

### **Condition 1**

The development to which this permission relates must be begun not later than the expiration of three (3) years beginning with the date on which the permission is granted.

### **Reason 1**

As required by Section 91 of the Town and Country Planning Act 1990.

### **Condition 2**

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

04/101, 04/102, 04/105, 04/106, 04/110 (Rev. A), 04/111 (Rev. B), 04/200, 04/210 (Rev. C) and Design and Access statement (Rev. A).

### **Reason 2**

In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

### **Condition 3**

The development shall be constructed in those materials as submitted namely:

- External walls – painted render to match existing
- Areas of Brickwork – to match existing
- PPC Windows and Doors – white to match existing
- Replacement Front (West) and side (South) Windows – to be a ‘like for like’ replication of existing
- Replacement Roof Tiles – to match existing
- Rooflights – conservation style, black frame
- Granite Setts

and in full accordance with the approved plans.

### **Reason 3**

To ensure that the high design quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policies 7.4, 7.6 and 7.8 of the

London Plan (2016), Policies DH1, DH3 and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), guidance contained within the Residential Extensions, Basements and Conversions Guidance SPD (2018) and the Blackheath Park Conservation Area Appraisal (2013).

## **Informative(s)**

### **I. Positive and Proactive Statement**

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular occasion, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. Further positive discussions took place during the determination of the application which resulted in further information being submitted.

## **2. Works of Demolition and Construction**

Works of demolition and construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays.

Reference shall be made to: The Councils' Construction Site Noise Code of Practice: [http://www.royalgreenwich.gov.uk/downloads/file/469/noise\\_from\\_small-scale\\_building\\_works\\_leaflet](http://www.royalgreenwich.gov.uk/downloads/file/469/noise_from_small-scale_building_works_leaflet)

## **3. Dropped Kerb**

The applicant is advised that the proposed dropped kerb has not been assessed within this planning application as it falls outside of the site boundary. As the site is not located on a classified road, planning permission is not required. However, the applicant is advised that the relevant permissions will need to be sought from the Blackheath Cator Estate Residents Association.

## **Appendix 3 - National, regional and local planning policies and Supplementary Planning Guidance / Documents**

### The NPPF (2019)

The National Planning Policy Framework (NPPF) confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Of relevance in this instance is:

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

### The London Plan (2016)

In March 2016 the London Plan (March 2015) was updated with minor amendments. The policies relevant to this application are:

Policy 7.4 Local Character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

### The Royal Borough of Greenwich Adopted Core Strategy (July 2014)

The Royal Greenwich Local Plan: Core Strategy with Detailed Policies was adopted by the Council on 30th July 2014. The Core Strategy and the London Plan are the borough's statutory development plans. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Core Strategy as they relate to this application:

Policy DH1 Design

Policy DH3 Heritage Assets

Policy DH(b) Protection of Amenity for Adjacent Occupiers

Policy DH(h) Conservation Areas

### Supplementary Planning Guidance / Documents

Blackheath Park Conservation Area Character Appraisal (2013)

Residential Extensions, Basements and Conversions Guidance SPD (2018)